# QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19 DAY OF October, 2020.

Notary Public

REBECCA D PIERCE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
My Comm. Expires September 24, 2024

MY COMMISSION EXPIRES:

(AFFI)

J-SB-AF-20-01202

Karen Johnson Davidson County
Batch# 499381 DEEDQC
10/20/2020 02:26:19 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20201020-0122195

**THIS INSTRUMENT WAS PREPARED BY**
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP / PARCEL NUMBER (S) |
|---|---|---|
| **Magi Group, LLC** | **New Owner** | |
| (NAME) | (NAME) | **071-15-0-460.00** |
| **202 Long Valley Rd.,** | | |
| (ADDRESS) | (ADDRESS) | |
| **Brentwood, TN 37027** | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **SEAN LEWIS,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MAGI GROUP, LLC, A TENNESSEE LIMITED LIABILITY COMPANY** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land In Davidson County, Tennessee, being parts of Lot Nos. 27 and 28 on the Map of Sharpe and Horn's First Addition of record in Book 57, Page 152, Register's Office for said County, and described as follows:

Beginning at a point in the west margin of North 4th Street; formerly Lischey Avenue, 45 feet north of Scott Avenue, being 5 feet south of the line between Lot Nos. 27 and 28, thence westerly, parallel to the line between said lots, 117 feet more or less to a point in the east line of the property conveyed to Bessie Mai Walker by deed of record in Book 873, Page 185, sold Register's Office; thence along Walker's easterly line, northerly 43 feet to Walker's northeast corner, thence along Walker's north line westerly 43 feet to the easterly margin of an alley; thence with the margin of said alley northerly 2 feet to a point which is 10 feet south of the line between Lot Nos. 28 and 29; thence easterly, parallel with the line between said Lots, 160 feet more or less to the west margin of North 4th Street; thence with the margin of the same southerly 45 feet to the point of beginning.

Being the same property conveyed to Magi Group, LLC, a Tennessee limited liability company by Warranty deed from Eric D. Evans of record in Instrument No. 20171213-0126848 Register's Office for Davidson County, Tennessee, dated December 08, 2017 and recorded on December 13, 2017.

Being the same property conveyed to Sean Lewis, a married man by Quitclaim deed from Magi Group, LLC, a Tennessee limited liability company of record in Instrument No. 20180612-0056273 Register's Office for Davidson County, Tennessee, dated June 08, 2018 and recorded on June 12, 2018.

**Said property is not the primary residence of the Grantor.

This is **improved** property known as: **1202 Lischey Avenue, Nashville, Tennessee 37207**.

Witness my/our hand(s) this the 19 day of October, 2020.

Sean Lewis by John Gleaves, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN GLEAVES, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of SEAN LEWIS, and who acknowledged he/she/they executed the same as the free act and deed of the said SEAN LEWIS.

Witness my hand and official seal, this the 19 of October, 2020.

Notary Public
My Commission Expires: _____
(SEAL)

REBECCA D PIERCE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
My Comm. Expires September 24, 2024

**RETURN TO:**
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212